

Dartington, Totnes, Devon, TQ9 6NU



Ref: 84185

Totnes 2 miles Exeter 24 miles Plymouth 17 miles (approximately)

A tasteful and stylish four bedroom two bathroom attached property with the accommodation arranged over three floors with generous reception area, stunning first floor terrace together with walled garden and parking. EPC Rating D. Sorry no smokers, housing benefit. Pets by negotiation. Fees Apply

**£1700 PCM**

Contact Lettings 01548 855599

# Dartington, Totnes, Devon, TQ9 6NU

## SITUATION AND DESCRIPTION

Dartington is a much sought after and very charming village located on the outskirts of Totnes giving easy access to the local schools, King Edward VI Community College and Dartington Primary School. The village also boasts a quiet thatched public house, a local church, village stores and post office, open air swimming pool, Dartington Hall and The Barn Theatre, petrol station and the Shops at Dartington complex. It is ideally situated for the medieval town of Totnes, the commercial centre for this part of South Devon. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington and Waterloo Eurostar. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.

Front door opens into the entrance hall with stairs rising to the first floor. To the lower floor are one single and two double bedrooms and a well equipped family bathroom with under floor heating. To the first floor is a large and generous L-shaped living area with bi-folding doors opening to the spectacular hardwood deck terrace. The kitchen is well appointed with many integral appliances and granite work surfaces. From the first floor landing, with guest cloakroom, further stairs rise to the second floor master bedroom suite. Outside is a delightful walled garden which offers a charming area to sit due to the high protective walls. A great deal of attention has been given to the finish and quality of this build including the roller hinges for the doors, quality door furniture and top of the range electric wet heating system. The rooms are heated by skirting radiators and there are six individually zoned rooms. These are controlled by wall mounted touch pads that are Wi-Fi linked to the zoned valves. The touch pads allow for ultimate control of temperature.

## APPROACH

Pedestrian access from the parking gives way to a flint and paved courtyard. Covered porch way with panel and brace door opening into an inner courtyard with covered pathway giving way to the front door.

## HALLWAY

Fully glazed door with glazed side section opens into a large and spacious hallway. Stairs with spindle and wooden hand balustrade rising to the first floor. Double doors open to the under stair cupboard which is site of the RCD trip meters and the under floor heating manifolds. Two pendant lights and smoke alarm to the ceiling.

## BEDROOM 2

Tilt and turn casement window overlooking the side courtyard. Light to the ceiling.

## BEDROOM 3

Tilt and turn casement window to the approach. Pendant light to the ceiling.

## BEDROOM 4

Tilt and turn casement window overlooking the front of the property. Light to the ceiling.

## FAMILY BATHROOM

Double ended roll edge bath with hand held shower attachment and wall mounted control. Wash hand basin with single lever Grohe tap set into a double drawer vanity unit. Wall mounted mirror with back lighting with magic eye control. Quality porcelain tiles to the floor and walls. Chrome towel drying radiator. Extractor fan and light to the ceiling. Large glazed screen with wet room style shower with central collector drain and Monsoon rose to the ceiling. Hand held shower attachment and wall mounted controls. Porcelanosa W.C..

## FIRST FLOOR LANDING

Stairs rise from the ground floor. Further stairs rise to the second floor. Window and full glazed door opening to the first floor decked terrace.

## OPEN PLAN LIVING AREA

Large L-shaped triple aspect room with numerous casement windows. Bi-folding doors opening to a hard wood decked terrace with galvanised wrought iron railings. Recessed spotlights, pendant light and smoke alarm to the ceiling. To the kitchen is a raised breakfast bar section capped in granite. Surface mounted Neff four ring induction hob with extractor fan and light over. Excellent arrangement of floor and wall mounted cupboards and drawers. Under mounted 1.5 bowl sink with swan neck mixer set over. Integrated Neff double oven and grill, double fridge, double freezer and dishwasher.

## CLOAKROOM

Wash hand basin set into a double drawer vanity unit. Superb porcelain tiling to the walls. Extractor fan and light to the ceiling. Porcelanosa W.C..

## SECOND FLOOR

Stairs rise from the first floor to the second floor landing. Wall mounted up lighter. Remote operated electric Velux window set to the vaulted ceiling. Double doors open to a storage cupboard.

## MASTER BEDROOM

Double doors open to a Juliet style balcony affording an excellent rural view. Fully vaulted ceiling with lights and smoke alarm. Door opening to the en-suite bathroom.

## EN-SUITE BATHROOM

Roll edge bath with shower attachment and wall mounted control. Wash hand basin set into a double drawer vanity unit with single lever tap over. Elegant porcelain tiling to the walls. Chrome towel drying radiator. Velux window to the vaulted ceiling. Extractor fan and light. Porcelanosa W.C..

**BOILER/UTILITY ROOM**

Good quality Linoleum flooring. Range of floor mounted cupboards with single bowl stainless steel sink and drainer with porcelain tiled surrounds. Spaces and plumbing for a washing machine and tumble dryer. Chrome towel drying radiator. Site of the Thermaflow electric combination boiler which is a very clean, efficient and up to date heating system.

**SERVICES**

Mains electricity and water. Private drainage. Under floor heating to the family bathroom with electric wet heating system which is run in the skirting boards on all floors.

**OUTSIDE**

To the approach is parking and access to the walled garden with an area of lawn and shaded area with the first floor decked terrace above. The covered walkway from the parking gives way to the front door and the boiler/utility room.

**AGENTS NOTE**

As this is a newly converted property and the landlord has requested that boots and shoes are removed before entering the house. Alternatively there are disposable shoe covers to be found by the front door. Thank you.

**COUNCIL TAX**

Currently Band F

**LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234

**POST CODE**

TQ9 6NU

**AVAILABLE**

Mid July

**RENT**

£1700 per calendar month

**PET DEPOSIT**

On properties where a pet is permitted a further £250 will be required to supplement the standard deposit.

**VIEWING**

Strictly by appointment with the Agents, Marchand Petit Lettings. Telephone 01548 855599

**DIRECTIONS**

On leaving the Totnes office of Marchand Petit proceed along Station Road heading towards Dartington. In the village of Dartington turn right at the first roundabout and then pass straight over the second one. Travel past Dartington Church and just after the brow of the hill turn right sign posted for Staverton. Travel down the lane and approximately 100 yards prior to crossing over the river bridge the property will be found on the right hand side. Pull in and immediately turn left where the three allocated parking spaces will be found.

**ADMINISTRATION FEES**

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months rent. Check out fee: £90.

Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.

# Staverton Bridge, Dartington, Totnes, Devon, TQ9 6NU

